

July 27, 2010

GLORIA L. FRANKLIN, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA



1 ABBEY, WEITZENBERG, WARREN & EMERY, P.C.

RICHARD W. ABBEY, ESQ. (SBN: 053039)

2 RACHEL K. STEVENSON, ESQ. (SBN: 172525) **IT IS SO ORDERED.**

100 Stony Point Road, Ste. 200

**Signed July 26, 2010**

3 Post Office Box 1566

Santa Rosa, California 95402-1566

4 Telephone No.: (707) 542-5050

Facsimile No.: (707) 542-2589

**Arthur S. Weissbrodt**  
**U.S. Bankruptcy Judge**

5 Attorneys for Creditor

6 Sterling Savings Bank, successor in interest by merger to

Sonoma National Bank

8 UNITED STATES BANKRUPTCY COURT  
9 NORTHERN DISTRICT OF CALIFORNIA  
10 SAN JOSE DIVISION

11 In Re:

12 BENYAM MULUGETA and PAULA R.  
MULUGETA,

13 Debtors.

Case No. 09-51900

Chapter 11

R.S. No. RKN/003

**Date: July 8, 2010**

**Time: 2:00 p.m.**

**Location: 280 South First St., San Jose, CA**

**Courtroom: 3020**

16 **ORDER RE MOTION FOR RELIEF FROM STAY**

17 Upon the Motion for Relief from Automatic Stay filed by Sterling Savings Bank, successor  
18 in interest by merger to Sonoma National Bank, the matter having come on regularly for continued  
19 hearing before the undersigned United States Bankruptcy Judge on July 8, 2010, the appearances  
20 having been duly noted on the record, arguments in support of and in opposition to the motion  
21 having been considered, and good cause appearing therefor,

22 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that if the Debtors have not  
23 completed the sale of their property located at **240 East O'Keefe, Palo Alto, CA** by the end of  
24 November, 2010, counsel for Sterling shall restore this Motion on the Court's calendar in  
25 December, 2010, at which time the Court will further consider the Motion.

26 The automatic stay shall remain in place pending the restored hearing date, provided that  
27 Sterling's counsel continues to receive from the Debtors, on or before the close of business on the  
28 14<sup>th</sup> day of each month, monthly payments in the sum of Nine Thousand Eight Hundred Seventeen

1 Dollars and Seventy Cents (\$9,817.70) in accordance with the prior Order of this Court entered on  
2 August 21, 2009.

3  
4 \*\*END OF ORDER\*\*

5  
6 *Approved as to form:*

7  
8 By: \_\_\_\_\_  
9 *Benyam Mulugeta, Debtor*

1 *Case Name: In re: Mulugeta*  
2 *Case No.: 09-51900*

**COURT SERVICE LIST**

3 **DEBTOR:**

4 Benyam Mulugeta  
5 1025 Harker Ave.  
6 Palo Alto, CA 94301

7 **JOINT DEBTOR:**

8 Paula R. Mulugeta  
9 1025 Harker Ave.  
10 Palo Alto, CA 94301

11 **U.S. TRUSTEE:**

12 Office of the U.S. Trustee / SJ  
13 U.S. Federal Bldg.  
14 280 S. 1<sup>st</sup> St., #268  
15 San Jose, CA 95113-3004

16 **CREDITORS:**

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17 **Aglaia Panos**

18 13240 Clairepointe Way  
19 Oakland, CA 94619

20 **California Mortgage**

21 62 First St., 4th Fl  
22 San Francisco, CA 94105

23 **Capital One Bank (USA), N.A.**

24 C/O Tsys Debt Management (Tdm)  
25 PO BOX 5155  
26 NORCROSS, GA 30091

27 **Chase**

28 PO Box 94014  
Palatine, IL 60094

29 **Chrysler Financial**

30 PO Box 9001921  
31 Louisville, KY 40290

32 **Chrysler Financial Services Americas LLC**

33 Randall P. Mroczynski  
34 535 Anton Boulevard, 10th Floor  
35 Costa Mesa, AZ 92626

1       **Citi**

2       PO Box 6415  
3       The Lakes, NV 88901

4       **Countrywide Home Loans**

5       PO Box 5170  
6       Simi Valley, CA 93062

7       **Cupertino Dental**

8       10383 Torre Ave. #I  
9       Cupertino, CA 95014

10       **EMC**

11       PO Box 660753  
12       Dallas, TX 75266

13       **Expo**

14       PO Box 6028  
15       The Lakes, NV 88901

16       **Franchise Tax Board**

17       Bankruptcy Section MS A340  
18       PO Box 2952  
19       Sacramento, CA 95812-2952

20       **Internal Revenue Service**

21       P O Box 21126  
22       Philadelphia, P A 19114

23       **Loan Oak Fund**

24       11611 San Vicente Blvd. #640  
25       Los Angeles, CA 90049

26       **Robert Taylor**

27       541B Cowper  
28       Palo Alto, CA 94301

29       **Sequoia Mortgage**

30       1114 Irwin St.  
31       San Rafael, CA 94901

32       **Tomoko Nakama**

33       1569 Jackson St.  
34       Oakland, CA 94612

35       **Wachovia Dealer Services, Inc**

36       PO Box 25341  
37       Santa Ana, CA 92799

1 **Washington Mutual**

2 PO Box 660487  
3 Dallas, TX 75266

4 **Washington Mutual**

5 PO Box 74148  
6 Phoenix, AZ 85062

7 **Washington Mutual Bank**

8 7301 Baymeadows Way  
9 Jacksonville, FL 32256

10 **Wells Fargo**

11 PO Box 30086  
12 Los Angeles, CA 90030

13 **WELLS FARGO BANK N.A.**

14 BDD Bankruptcy Dept MAC S4101-08C  
15 100 W Washington St  
16 Phoenix, AZ 85003

17 **Wells Fargo Bank, N.A.**

18 c/o Wells Fargo Card Services  
19 Recovery Department  
20 P.O. Box 9210  
21 Des Moines, IA 50306

22 **Wells Fargo Bank, National Association as Trustee**

23 EMC Payment Processing  
24 PO Box 660753  
25 Dallas, TX, 75266-0753

26 **SPECIAL NOTICE:**

27 **First Street Commercial Mortgage Fund, LLC**

28 c/o Eric A. Nyberg  
Kornfield, Nyberg, Bendes & Kuhner  
1999 Harrison St., Ste. 2675  
Oakland, CA 94612

**EMC Mortgage Corporation**

ATTN: Bankruptcy Dept.  
P.O. Box 293150  
Lewisville, TX 75029-3150  
Loan No: \*\*\*\*\* 5551

1 **American Express Centurian Bank**

c/o Becket and Lee LLP

2 P.O. Box 3001

3 Malvern, PA 19355-0701

4 **American Express Travel Related Services Co., Inc.**

c/o Becket and Lee LLP

5 P.O. Box 3001

6 Malvern, PA 19355-0701

7 **Loan Oak Fund, LLC**

c/o Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP

8 Attn: Simon Aron, Esq.

9 11400 West Olympic Blvd., Ninth Floor

Los Angeles, CA 90064-1565

10 **Countrywide Home Loans Servicing, Inc.**

11 c/o Richard J. Bauer, Jr., Esq.

Miles, Bauer, Bergstrom & Winters, LLP

12 1665 Scenic Ave., Ste. 200

13 Costa Mesa, CA 92626

14 **Sequoia Mortgage Capital**

c/o Patric J. Kelly, Esq.

15 Adleson, Hess & Kelly, APC

16 577 Salmar Ave., Second Floor

Campbell, CA 95008-1453

17 **Sequoia Mortgage Capital**

18 Jason H. Freskos

19 1114 Irwin Street

San Rafael, CA 94901

20 **Chrysler Financial Services Americas LLC**

21 **fka DaimlerChrysler Financial Services Americas LLC**

c/o Randall P. Mroczynski, Esq.

22 Cooksey, Toolen, Gage, Duffy & Woog

23 535 Anton Blvd., Tenth Floor

Costa Mesa, CA 92626

24 **Washington Mutual Bank**

25 c/o Melodie A. Whitson

26 PITE DUNCAN, LLP

4375 Jutland Drive, Ste. 200

27 P.O. Box 17933

28 San Diego, CA 92177-0933